



# Town of Sheffield

## Planning Board

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### Regular Meeting

Wednesday, January 28, 2015, 7:00 PM

### TOWN HALL – 2nd FLOOR MEETING ROOM

Planning Board Members Present:

James T. Collingwood Jr., Chair

David A. Smith, Sr.

Anthony Gulotta

Daniel Watson

Marie Massini-Reynolds

Members of the Public Present:

Dave Smith Jr.

Rene Wood

The Board began Deliberations on the Special Permit Application of **Store-It-All, Ernest Riva**.

J. Collingwood Jr., Chair stated that, in the opinion of Town Counsel, this Board should not concern itself with the terms of the covenant for the Business Park, which was raised at the public hearing. In his opinion, the issues raised by the covenant have to do with property rights and are not relevant to the Special Permit Application before the Planning Board.

M. Massini-Reynolds stated that she does not view individual storage units as a warehouse. Her inclination, with everything she has read, is to be against the Special Permit Application.

A. Gulotta stated that Planning Board has no right to deny the Application. He believes it's a great spot for storage units and believes that Tom Carmody wouldn't have sent it to the Planning Board if the Board couldn't approve it. He is in favor of the Special Permit Application.

D. Smith Sr. stated that according to the Bylaws a warehouse is used for storage and the proposed facility will be used for storage, so he has no problem with it.

The Board members made the required findings on each of the following:

- the beneficial effects of the proposed use
- all agreed traffic impact would be low
- all agreed the utilities are adequate
- as to the appropriateness of to the neighborhood, M. Massini-Reynolds did not think it was appropriate.
- all agreed the environmental impact would be low
- all agreed that the impact on town services would be minimal

The Board Members added a condition to their approval of the Special Permit Application, that the Applicant abide by the guidelines regarding lighting at darkskies.com.

M. Massini-Reynolds stated that she does not think this Store-it-All should be open 24-7. If she lived in that area she would not like it if someone was moving things around there at 1am.

D. Watson said that if he lived there it would be a problem for him. But he pointed out that no neighbors have come forward with concerns, so it must be ok with them.

J. Collingwood Jr. said it wouldn't be fair to restrict movement to certain hours even for tractor trailers because the other businesses in the Business Park do not have such restrictions.

M. Massini-Reynolds understands that she could vote against this Special Permit Application, she doesn't agree with this proposed project, but she will vote for it.

***D. Smith Sr. made a Motion to Grant the Special Permit for Store-It-All, Ernest Riva. A. Gulotta seconded the motion and the Board approved the motion unanimously.***

J. Collingwood Jr. will finish the paperwork for the Special Permit Application approval with Jill Hughes.

**Community Development Block Grant:** Rene Wood asked the Planning Board if they would submit a letter of support for this grant application. She explained that this year, Great Barrington is doing a separate grant application, so Sheffield is applying with the Town of Becket to address accessibility issues at the library and the police station. Ms. Wood submitted a Sample Letter to help the Board with the process. She is happy to volunteer to put in on Planning Board letterhead and put it in the Planning Board mailbox to be signed. Ms. Wood explained that this is a very competitive grant application process. J. Collingwood Jr. thanked Rene Wood for her outstanding work and congratulated her on her success receiving the grant last year.

***D. Smith Sr. made a motion that the Planning Board submit a letter of support for the Community Development Block Grant. A. Gulotta seconded the motion and the Board approved the motion unanimously.***

**Mail:** Nina Anderson sent a memo to the Planning Board outlining concerns about Smart Meters. The Board sent her a letter telling her they would not support the moratorium. Ms. Anderson has planned a "Smart Meter Information Night" on March 20<sup>th</sup> at 7pm at the Bushnell Library.

**Solar:** Discussion ensued including concerns about large scale installations in the Rural District. The Board reviewed the Town of Cheshire's bylaw on the topic. A question was raised as to whether there would be a conflict with life star landing. The Board agreed that they would like a representative from the Police and Fire Departments to come discuss their concerns with the Board. J. Collingwood Jr. reported that the Building Inspector, Tom Carmody, was concerned about adopting a solar bylaw; he was worried about unreasonably restricting potential businesses. Board members pointed out that the Cheshire bylaw has already been approved by

the Massachusetts Attorney General. The Board agreed that a Special Permit should be required in the case of commercial solar installations. Members wondered if Tom Carmody could come to the next Planning Board meeting. Members thought that the timeline for handling this issue would be to come to some agreement at the next meeting on the 11<sup>th</sup> and put a notice in the Berkshire Record by February 19<sup>th</sup>, the Public Hearing could be March 11. J. Collingwood Jr. said he would double check on the deadline for the Town Warrant. D. Watson pointed out that the lack of a bylaw regarding solar development make the town vulnerable. He thought a draft bylaw should be on the Warrant for the May Town Meeting.

**Minutes:** *D. Smith Sr. made a Motion to approve the Regular Meeting Minutes of January 14, 2014 as amended. A. Gulotta seconded his Motion and the Motion was approved unanimously.*

*At 8:05, A. Gulotta made a Motion to adjourn the regular meeting. D. Smith Sr. seconded his Motion and the Motion was approved unanimously.*

The next Planning Board meeting will be Wednesday, February 11<sup>th</sup>, 2015

Respectfully submitted,

A handwritten signature in cursive script that reads "Nadia Milleron".

Nadia Milleron  
Secretary to the Planning Board